



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD16-14

APPLICANT: David & Joan Koos & Jonathan
Fowler

DATE: September 8, 2016

LOCATION: Approximately including:
400 & 500 blocks of West Comanche
400 & 500 blocks of West Eufaula
400, 500 & 600 blocks - West Symmes
100-300 blocks – West side University
Avenue
100-400 blocks of Park Drive
400 block of Elm Avenue
200-300 blocks -- East side of
Chautauqua Avenue
400 block of Toberman (Park to Elm)

WARD: 4

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Rezoning Application

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning. This property is currently zoned R-3, Multi-Family District, and rezoning is requested to R-1, Single Family Dwelling District. This will require rezoning.

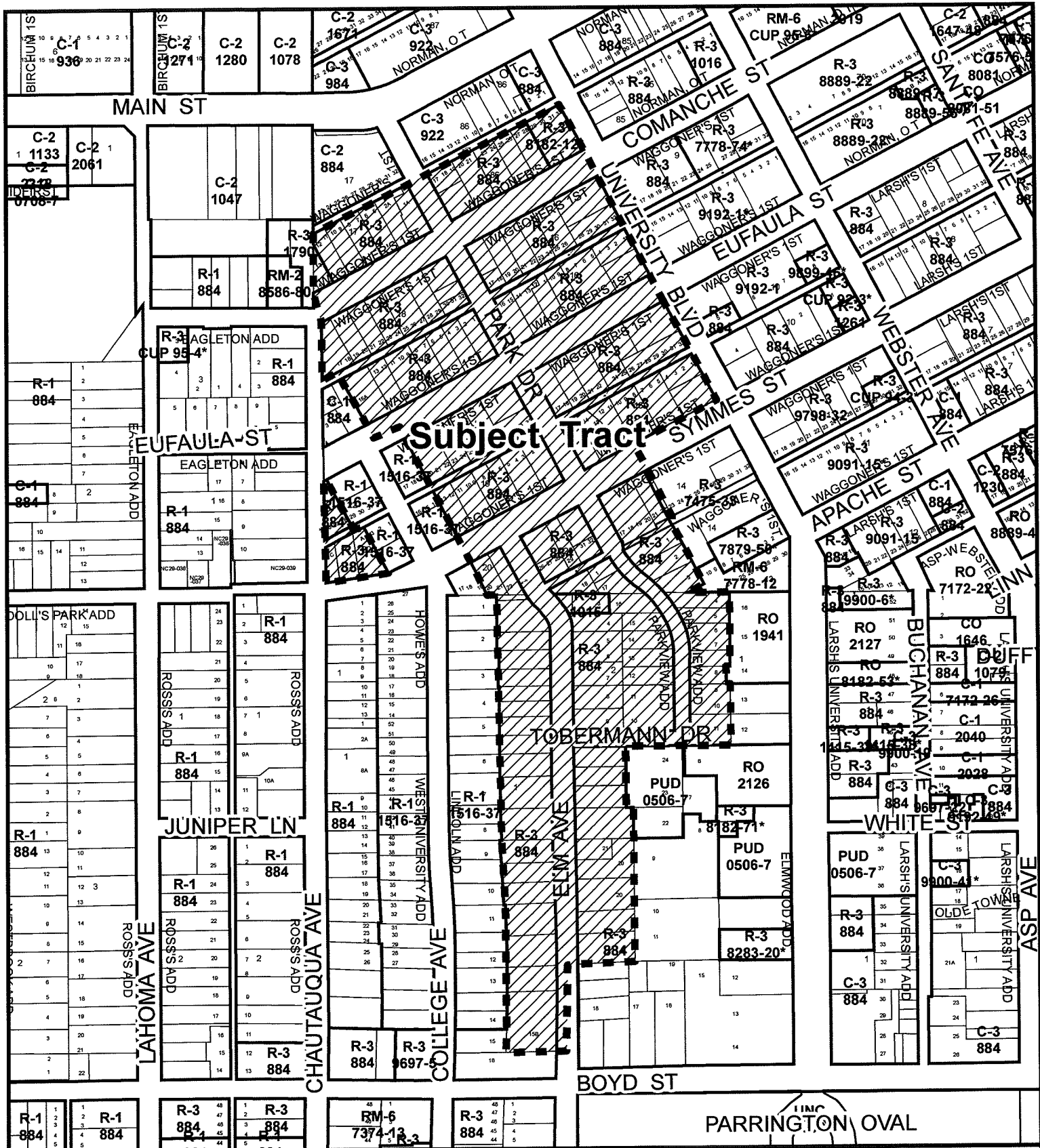
Please join us for a Pre-Development discussion of this proposal on Thursday, September 22, 2016 from 5:30 p.m. until 6:00 p.m. The meeting will be held in the Multi-Purpose Room of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

This applicant has filed a concurrent application for Planning Commission consideration of this project at their October 13, 2016 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

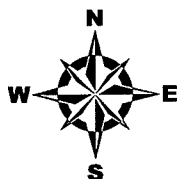
If you have questions about the proposal, please call the contact person, Joan Koos, (405) 740-4714 during business hours. We look forward to your participation and thank you for taking an active role in your community.



Location Map



Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



September 6, 2016

0 175 350 Ft.



Subject Tract



Zoning



Application for

Pre-Development Informational Meeting

Case No. PD 16-14

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER

David & Joan Koos } See attachment
Johnathan Fowler } "A" for contact info

ADDRESS

See attachment "A"

EMAIL ADDRESS

jmonroe@ou.edu

NAME AND PHONE NUMBER OF CONTACT PERSON(S)

Joan Koos (405) 740-4714

BEST TIME TO CALL:

8am - 5pm Monday - Friday

☒ Concurrent Planning Commission review requested and application submitted with this application.A proposal for development on a parcel of land, generally located See attachment "B"

and containing approximately _____ acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Currently the area is zoned R-3 (multi-family). We would like to re-zone to R-1 (single-family). The area in question is majority owner occupied, single family structures. Roughly 60% of the owners have signed the petition in support to re-zone the area described in attachment "B" to single family R1 zoning.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/15/16

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment ☐ Growth Boundary
☐ Land Use
☐ Transportation
☒ Rezoning to R-1 District(s)
☐ Special Use for _____
☐ Preliminary Plat _____ (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
☒ Radius Map
☒ Certified Ownership List
☒ Written description of project
☐ Preliminary Development Map
☐ Greenbelt Enhancement Statement
☒ Filing fee of \$125.00

Current Zoning: R-3

Current Plan Designation: _____

Concurrent Planning
Commission Review
Requested: X

Received on:

8-15-16at 10:18 a.m./p.m.by mtOFFICE
USE
ONLY

Attachment "A"

Contact Information

David A. and Joan Koos

409 Park Drive

Norman, OK 73069

(405) 740-4714

Jonathan Fowler

422 Park Drive

Norman, OK 73069

(405) 202-4835

Attachment "B"

Herein is a description of the area Petitioners ask the City Council to re-zone from R-3 (multi-family) to R-1 (single-family):

West Comanche: 400 and 500 blocks, from University to Chautauqua;

West Eufaula: 400 and 500 blocks, from University to Chautauqua;

West Symmes: 400, 500 and 600 blocks, from University to Chautauqua;

University Ave.: the west side of the 100, 200 and 300 blocks, from the alley between Main Street and Comanche Street to Symmes Street;

Park Drive: the 100, 200, 300 and 400 blocks, from the alley between Main Street and Comanche Street to Toberman Drive;

Toberman Drive: the 400 block, from Park to Elm;

Elm Ave.: the 400 block, from Symmes to Boyd;

Chautauqua Ave.: the east side of the 200 and 300 blocks, from Comanche to Boyd.